



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: February 22, 2005

Department: Zoning, Building, and Planning **Staff Contact:** Mari Simbaña, Program Planner

TITLE: PUBLIC HEARING: Preliminary Plat approval for a 121 lot subdivision known as Richland Heights (SC 30006)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

This case was deferred from the January 25, 2005 Board of County Commissioners' hearing.

At the December 1, 2004 public hearing, the County Planning Commission (CPC) voted (5-1; Becerra opposed, Facio abstained) to recommend approval of a preliminary plat for a 121 lot subdivision to be named Richland Heights on Tract 1, Lands of Dino Bonaguidi, LD-77-56, and Tracts 1 & 2, Lands of McCahon, LD-77-15, located north of Frost Road between Mariposa Road (private easement) and Dinos Road, zoned A-2, containing approximately 298 acres. The CPC recommended approval based on six Finding and six Conditions (Attachment 1).

The CPC determined that the preliminary plat meets the density requirements of the East Mountain Area Plan and of the Albuquerque/Bernalillo County Comprehensive Plan. The CPC concluded that the applicant's water provider, Entramosa Water & Wastewater Association, has agreed to designate well E1521-SCLW as a water supply source for this preliminary plat. To date (January 10, 2005), the applicant has addressed the requirements of the Notice of Decision Letter (Dec. 6, 2004) by revising the Disclosure Statement, updating the plat to show one additional evacuation/access road, and providing a supplemental letter of water commitment.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (December 6, 2004)
2. County Planning Commission Information Packet
3. Presentation materials from CPC hearing on August 4, 2004
4. Presentation materials from CPC hearing on December 1, 2004
5. County Development Review Authority Notification of Comment Letter (February 13, 2004)

6. Supplemental Water Commitment Letter from Entramosa Water and Wastewater Association (January 6, 2005)
7. Updated Disclosure Statement (December 19, 2004)
8. Preliminary Plat (Commissioners Only)

STAFF ANALYSIS SUMMARY

ZONING, BUILDING, AND PLANNING DEPARTMENT:

Staff recommends deferral.